098.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	748,200 / 748,200
					USE VALUE:	748,200 / 748,200
					ASSESSED:	748,200 / 748,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		BRADLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRINKERHOFF GARRET I & PETER H
Owner 2:	ETAL / TRS / BRINKERHOFF TRUST
Owner 3:	
Street 1:	50 BRADLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRINKERHOFF JORIS M--ETAL -
Owner 2:	BRINKERHOFF BEVERLEY S -
Street 1:	50 BRADLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,331 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Clapboard Exterior and 1470 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10331.000	237,300		510,900	748,200
Total Card	0.237	237,300		510,900	748,200
Total Parcel	0.237	237,300		510,900	748,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.98 | /Parcel: 508.9

Legal Description

User Acct 63843

GIS Ref

GIS Ref

Insp Date 10/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 098.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,400	0	10,331.	511,000	748,400	748,400	Year End Roll	12/18/2019
2019	101	FV	197,800	0	10,331.	511,000	708,800	708,800	Year End Roll	1/3/2019
2018	101	FV	197,800	0	10,331.	438,000	635,800	635,800	Year End Roll	12/20/2017
2017	101	FV	197,800	0	10,331.	408,800	606,600	606,600	Year End Roll	1/3/2017
2016	101	FV	197,800	0	10,331.	350,400	548,200	548,200	Year End	1/4/2016
2015	101	FV	196,800	0	10,331.	313,900	510,700	510,700	Year End Roll	12/11/2014
2014	101	FV	196,800	0	10,331.	290,500	487,300	487,300	Year End Roll	12/16/2013
2013	101	FV	196,800	0	10,331.	277,000	473,800	473,800		12/13/2012

!7960!

PRINT

Date	Time
12/10/20	22:33:23

LAST REV

Date	Time
11/18/19	12:52:36

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7960

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRINKERHOFF JOR	1502-24		12/22/2016	Convenience	1	No	Yes		Joris Morgan Brinkerhoff d.o.d. 12/12/2012 bk
	486-153		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2011	1155	Re-Roof	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	Meas/Inspect	BS	Barbara S
3/13/2009	Meas/Inspect	189	PATRIOT
11/16/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	263	PATRIOT
8/27/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63843
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10331		Sq. Ft.	Site		0	70.	0.71	4									510,949						510,900	

Total AC/HA: 0.23717 | Total SF/SM: 10331 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 510,949 | Spl Credit | Total: 510,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	26 - Wood	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	125.698
Other Features:	72000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343927
Depreciation:	106617
Depreciated Total:	237310

COMMENTS

CHECK RENOV 1/01.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

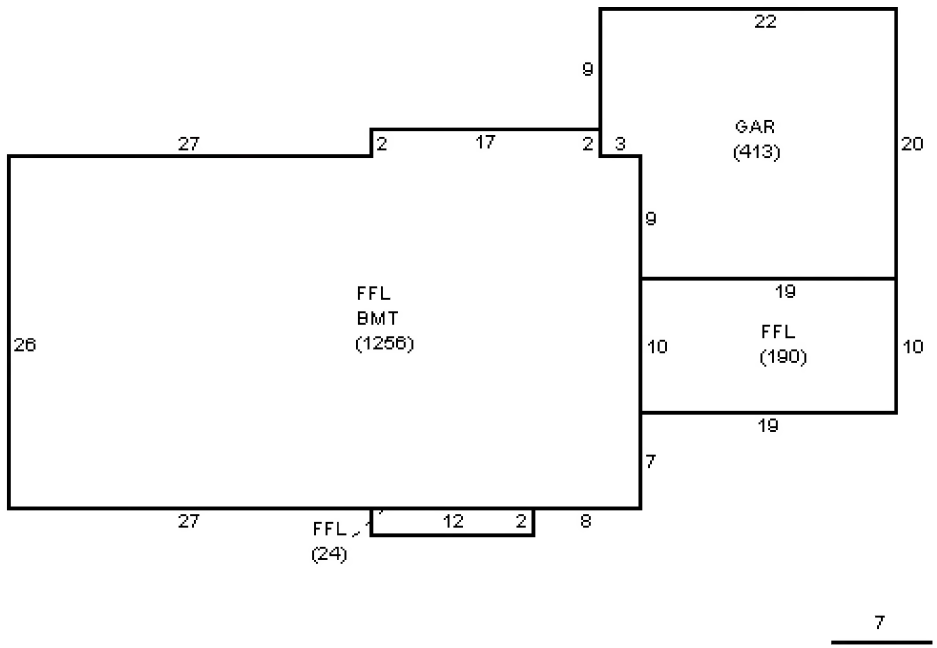
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.27
Special Features:	0	Val/Su Net:	75.60
Final Total:	237300	Val/Su SzAd	161.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,470	125.700	184,776
BMT	Basement	1,256	37.710	47,363
GAR	Garage	413	20.630	8,522

Net Sketched Area:	3,139			Total:	240,661
Size Ad	1470	Gross Are	3139	FinArea	1470

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

098.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	